



\*\*£190,000 - £210,000\*\* Bear Estate Agents are thrilled to bring to the market, with NO ONWARD CHAIN, this well-presented one bedroom second floor flat, constructed in 2012 and benefitting from an extremely long lease, situated within the ever-popular Beechwood Village Estate. Centrally located within Basildon, Gainsborough Close enjoys convenient access to a range of local shops, well-regarded schools, and popular bus routes. Pitsea Railway Station is approximately 1.5 miles away, while Basildon Railway Station is around 1.7 miles away, both providing direct links into London Fenchurch Street via the C2C rail service. For those commuting by car, the A13 and A127 are both within easy reach, offering excellent road connections into London and beyond. The building itself is well maintained and benefits from lift access to all floors, providing convenient and easy access to the apartment.

- NO ONWARD CHAIN

- Open-Plan Kitchen/Lounge/Diner (14'10 x 18'9)
- Fitted Wardrobes
- Spacious Entrance Hall
- Allocated Parking Space Plus Ample Visitor Parking
- 1.5 Miles to Pitsea Railway Station, 1.7 Miles to Basildon Railway Station and Easy Access to A13 and A127 Ideal for Commuters
- Well Proportioned Double Bedroom (13'8 x 8'4)
- Modern Three-Piece Bathroom Suite
- Large Airing Cupboard
- Additional On Street Parking Available

## Gainsborough Basildon

**£190,000**

Price Guide



# Gainsborough Close



The building itself is well maintained and benefits from lift access to all floors, providing convenient and easy access to the apartment.

Internally, the accommodation begins with a spacious entrance hall which provides access to all rooms and benefits from a large airing cupboard, offering valuable additional storage.

The open-plan kitchen/lounge/diner is a standout feature of the home, measuring an impressive 14'10 x 18'9 at its maximum dimensions. This bright and airy space enjoys both a large side window and an attractive bay window to the front, flooding the room with natural light throughout the day. The kitchen area boasts an abundance of cupboard and worktop space alongside integrated appliances, making it ideal for those who enjoy cooking or entertaining. The lounge and dining area comfortably accommodates both living and dining furniture and truly forms the heart of the home.

The bedroom is a well-proportioned double room, measuring 13'8 x 8'4, and is presented in good condition throughout. A fitted wardrobe helps maximise floor space while still allowing room for a double or king-sized bed and additional bedroom furniture.

Completing the internal accommodation is the modern three-piece bathroom suite, comprising a shower over bath, WC, and wash hand basin, finished in a clean and contemporary style.

Externally, the property benefits from a large residents' car park to the front, where the apartment enjoys an allocated parking space alongside an abundance of visitor bays. Further on-street parking is also available nearby.

This well-maintained and spacious apartment offers modern living within a popular residential development, combining generous room sizes, excellent natural light, lift access, and strong transport links. Ideal for first-time buyers, investors, or those seeking low-maintenance living, an internal viewing is highly recommended to fully appreciate the space and convenience on offer.

Lease Length: 985 Years

Ground Rent: £100 Per Annum

Service Charge: £220 Per Calander Month

Council Tax Band: B (£1670.13)

**AML Checks** - All buyers interested in purchasing a property through us are required to complete an Anti-Money Laundering (AML) check. A non-refundable fee of £30 + VAT per buyer in the transaction will apply. This fee must be paid before proceeding with the purchase.

## **NO ONWARD CHAIN**

### **Well-Presented One Bedroom Second Floor Flat**

**Constructed in 2012 with Extremely Long Lease**

**Popular Beechwood Village Estate Location**

**1.5 Miles to Pitsea Railway Station**

**1.7 Miles to Basildon Railway Station**

**Easy Access to A13 and A127**

**Open-Plan Kitchen/Lounge/Diner (14'10 x 18'9)**

**Well Proportioned Double Bedroom (13'8 x 8'4)**

**Fitted Wardrobe**

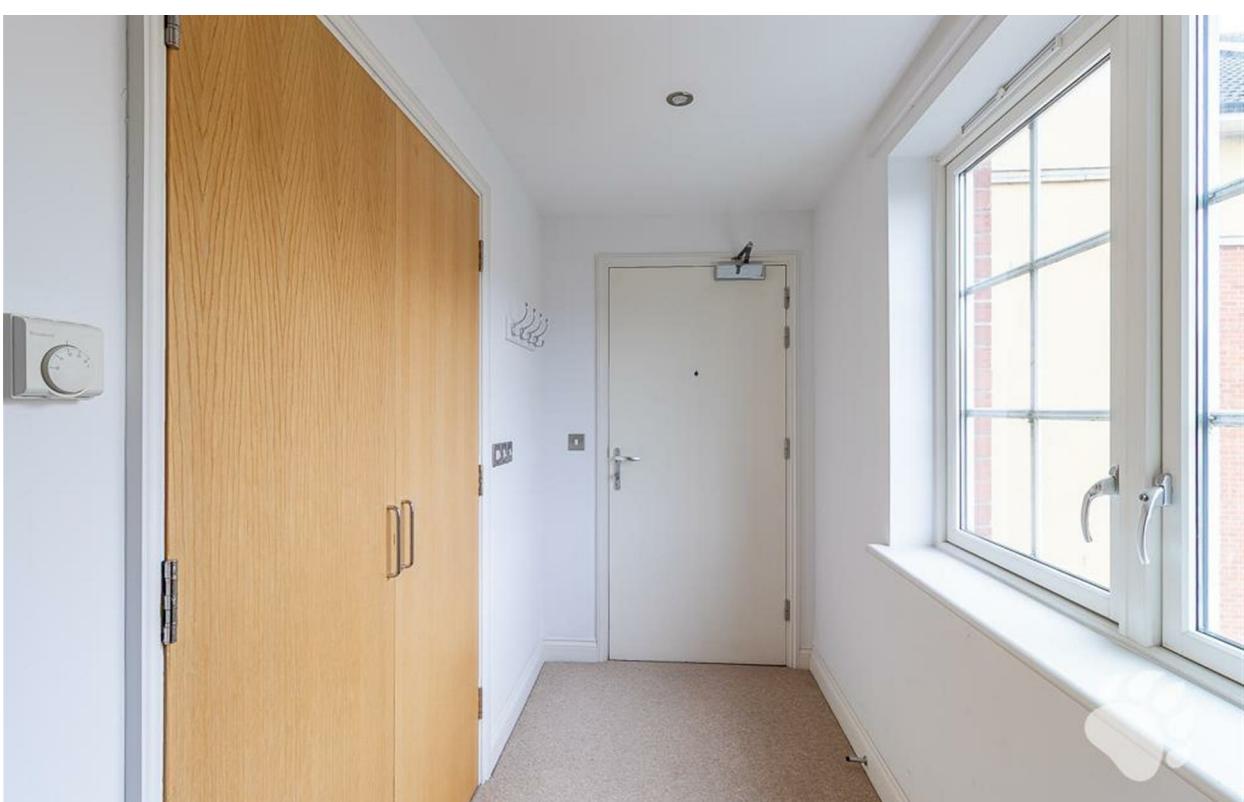
**Modern Three-Piece Bathroom Suite**

**Spacious Entrance Hall**

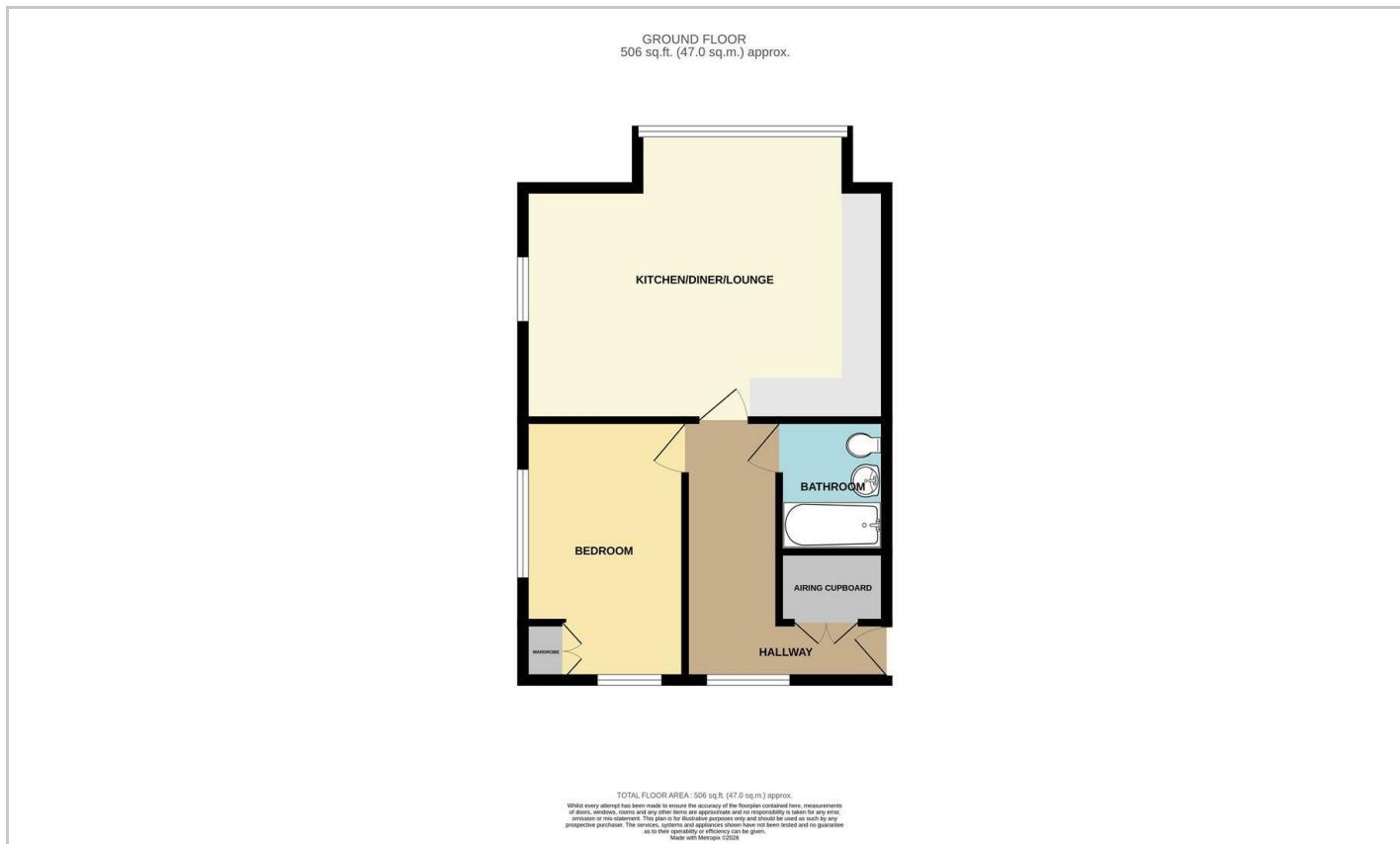
**Large Airing Cupboard**

**Allocated Parking Space Plus Ample Visitor Parking**

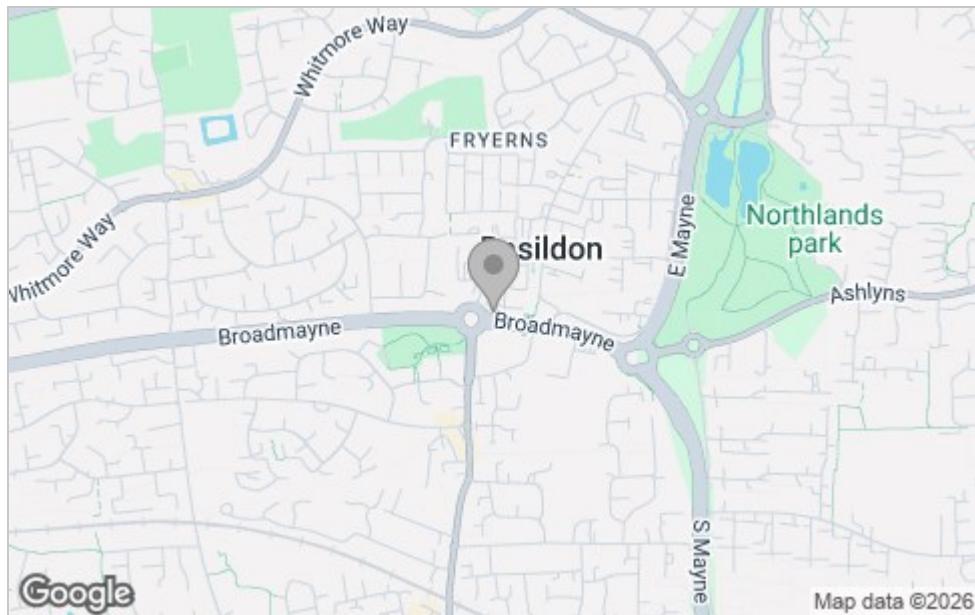
**Additional On Street Parking Available**



## Floor Plan



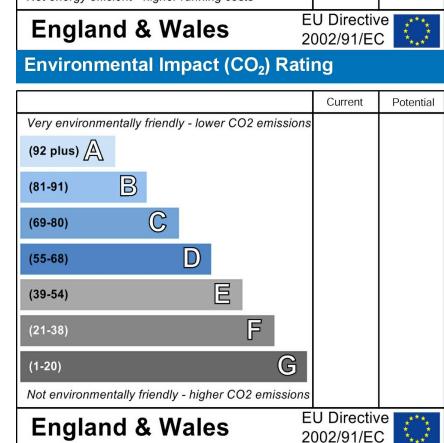
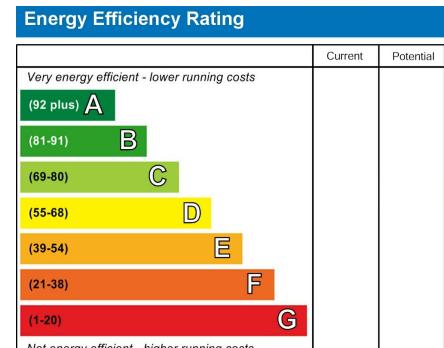
## Area Map



## Viewing

Please contact our Basildon Office on 01268 661215 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.